

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on Monday 6<sup>th</sup> June 2016 at 6.30pm**  
**The Market House, Castle Cary**

	<b>AGENDA ITEM</b>	<b>ACTION</b>
	<b>PRESENT</b>	
	Town Councillors: Bob Gilbey, Barry Moorhouse, Judi Morison, Pek Peppin (chair), Sally Snook, Penny Steiner, Liz Stokes, Barbara Williams.	
	County/District Councillors: Nick Weeks	
	Members of the Public: Andrée Macleod, Michael Martin, Matt Frost, Angela Biddlecombe, Sam Laycock, Sally Burgess, John Flanagan and son.	
<b>P30</b>	<b>APOLOGIES:</b>	
	Terry Philpott (work commitments), Lisa Westwood (Elan Homes), Ian Davis (work commitments).	
<b>P31</b>	<b>MINUTES OF THE PREVIOUS MEETING – 3<sup>rd</sup> May 2016</b>	
	‘LZ’ should be ‘LS’ -to be amended <ul style="list-style-type: none"> <li>• BM proposed LS seconded, all in favour of approving the minutes of 3<sup>rd</sup> May 2016 with the above amendments.</li> </ul>	
<b>P32</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not mentioned on the agenda)	
	None	
<b>P33</b>	<b>To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)</b>	
	<b>-Resolved</b> discuss a matter in camera at the end of the session after the public and press have been excluded.	
<b>P34</b>	<b>DECLARATIONS OF INTEREST</b>	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application	
<b>P35</b>	To consider the list of applications received (as at 2 <sup>nd</sup> March 2016)	
	<b>P35/1            16/02230/S73A</b> Application to vary condition 10 (approved plans) of approval 07/05328/REM for siting, design, external appearance and landscaping. The Nurseries, Upper High Street, Castle Cary	
	Mr Martin: The southern boundary of the proposed development shows garages adjacent to the old Cary Stone retainer wall, which is in poor condition. An arrangement with the developers to manage and repair the wall should be reached.  PP proposed the above application is supported, subject to the	

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	<p>provision of appropriate pedestrian access between the nursery site and the BMI site onto North Street or Upper High Street.</p> <p>-The council stated concerns regarding the condition of a retaining wall on the boarder of this site.</p> <p>-It was considered that the easement that the owner of Freedland has regarding pedestrian access to the North Street was a matter for the householder and the developer to sort out between them.</p> <p>The above proposal was passed with one abstention.</p>	
	<p><b>P35/2            16/02187/REM - CONSULTATION</b></p> <p>Application for approval of reserved matters for the erection of 37 no dwellings comprising details of layout, scale, appearance, landscaping, internal ground floor levels, external materials and biodiversity enhancement pursuant to conditions, 1, 2 and 19 of outline planning approval 13/03593/OUT</p> <p>Land adjoining Well Farm, Lower Ansford, Ansford, Castle Cary.</p>	
	<p>The council noted it is difficult to make decisions based on complex list and unrepresentative drawing of the real life proposal. However, the group appreciate the consultation with Elan homes to improve the development.</p> <p>SS proposed the above alterations are supported by the group. All in favour.</p>	
	<p><b>P35/3            16/01912/REM</b></p> <p>Approval of reserved matters (appearance, landscaping, layout and scale) following approval of residential development of up to 75 dwellings with associated means of access. Land at Station Road, Castle Cary</p>	
	<p>PS proposed the council support the above development providing consideration is given to the inclusion of traffic calming measures on the main road within the development.</p>	
	<p><b>P35/4            16/02313/FULL &amp; 16/02314/LBC</b></p> <p>Change of use of cellar to basement bar and use of existing annex as a holiday let. Installation of an outdoor pizza oven and erection of a display case on the front elevation. Old Bank House, High Street, Castle Cary.</p>	
	<p>Mrs. Macleod: Voiced concerns regarding noise from the garden and the track being designated as a smoking area</p> <p>Mr. Flanagan: Welcomed the Gallery Bar and views it as an asset to the town. New housing requires additional facilities, such as the Gallery Bar.</p>	

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	<p>Mr. Flanagan's son: Echoed his father's sentiments.</p> <p>Mr Laycock: Permission is being sought for no later than 10.30pm to sit in the courtyard, reducing the noise late at night. The business is supporting high street and encouraging visitors to the town.</p> <p>BM proposed the council approve the above application. All in favour</p>	
	<p><b>P35/5            16/02265/FUL</b></p> <p>Installation of a toilet block trailer behind the existing visitor centre. Carymoor Environmental Centre, Dimmer Lane, Castle Cary.</p>	
	The group support the above application.	
<b>P36</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	<p><b>P36/1            15/05680/LBC</b></p> <p>Bio-climatic pergola on rear elevation. The Old Vicarage, Church Street, Castle Cary.</p> <p style="text-align: right;"><b>APPROVED</b></p>	
	<p><b>P36/2            15/04047/OUT</b></p> <p>Residential development at High Lea, Cockhill Elm Lane, Castle Cary</p> <p style="text-align: right;"><b>APPROVED</b></p>	
	<p><b>P36/3            16/01279/LBC &amp; FULL</b></p> <p>Air conditioning units at the Horse Pond Inn. Retrospective</p> <p style="text-align: right;"><b>APPROVED</b></p>	
	<p><b>P36/4            16/01442/FUL &amp; 16/01443/LBC</b></p> <p>Internal alterations to include creating of new openings (partial retrospective) and exposure of stone walls. Change of use of two ground floor courtyard rooms from hotel to beauty treatment. Erection of two external signs at The George Hotel, Castle Cary.</p> <p style="text-align: right;"><b>APPROVED</b></p>	
<b>P29</b>	<b>Core Strategy and/or section 106</b>	
	Nothing to report	
	<b>In camera session</b>	
	SS reported the opening of a consultation for changes to signage and road markets along the B3153. Details to be circulated when they are online. Closing date of the consultation is 10 <sup>th</sup> June 2016.	

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	<b>FUTURE MEETING DATES –Monday 4<sup>th</sup> July 2016</b>	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed ..... Chair of Planning Committee</p> <p>Dated: 04.07.2016</p>	
	<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	